

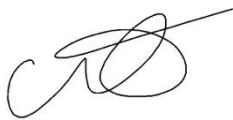
18th July 2025

APPRAISAL LETTER FOR ESTIMATE OF RENTAL RETURN

95 Cary Street, Toronto NSW 2283

We refer to the above and provide estimate of rental return for the same. Taking into consideration the attributes of the property, comparable properties and current rental market trends, it is our opinion that the property would achieve a rental return in the vicinity of \$500 - \$550 per week. Should you have any questions or require any further assistance, please do not hesitate to contact our office.

Kind Regards,

A handwritten signature in black ink, appearing to be 'JG' or 'Jessica Gilmore'.

Jessica Gilmore

First National Toronto

0452 502 549

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